

Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ _____

APPLICANT/OWNER:

1. Name: Jim & Diane Jenks Phone: 844-2910
2. Mail Address: 183 Lakeside Blvd
3. City/State/Zip: Lakeside, MT 59922
4. Interest in property: Owners: 183 Lakeside Blvd

1. Name: Brent & Barbara Hall Phone: 844-0825
2. Mail Address: 197 Lakeside Blvd
3. City/State/Zip: Lakeside, MT 59922
4. Interest in property: Owners: 197 Lakeside Blvd

1. Name: Bob Berreth Phone: 844-2200
2. Mail Address: 6895 Hwy 93
3. City/State/Zip: Lakeside, MT 59922
4. Interest in property: Owner: 6895 Hwy 93

1. Name: Gregg Schoh Phone: 250-1111
2. Mail Address: PO Box 709
3. City/State/Zip: Lakeside, MT 59922
4. Interest in property: Owner: 180 Lakeside Blvd.

Check which applies: ☒ Map Amendment ☐ Text Amendment:

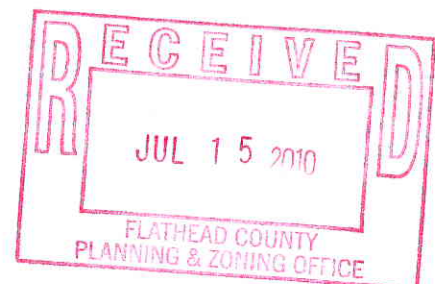
TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: None Phone: _____
Mailing Address: _____
City, State, Zip: _____
Email: _____

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

A. What is the proposed zoning text/map amendment?

The creation of a new R-2 Zoning District



IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: *Not Applicable*
- B. Legal Description:
An area between the north boundary of the Lakeside Zoning District, US Highway 93, the low water mark of Flathead Lake, the centerline of Caroline Point Road, and the Caroline Point Zoning District.

Section Township Range (Attach sheet for metes and bounds)

Section 06 and 07, Township 26 North, Range 20 West

- C. Total acreage: *Approximately 87.4 Acres*
- D. Zoning District: *Lakeside Boulevard North*
- E. The present zoning of the above property is: *Scenic Corridor/Unzoned*
- F. The proposed zoning of the above property is: *R-2 One Family Limited Residential*
- G. State the changed or changing conditions that make the proposed amendment necessary: *Overtime the increase in property values, and the access to sewer and water services is creating the potential for densities that are out of scale with the existing neighborhood. Without zoning in place that limits lot sizes and uses, the character of the neighborhood may change in a manner that is not in the interest of the majority of the landowners in the neighborhood. Furthermore, the high density development that has occurred in other areas along Flathead Lake and could occur in this neighborhood in the future without zoning, may have detrimental impact on the water quality of Flathead Lake overtime.*

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
The proposed use and densities are consistent with the Goals and Policies of the Growth Policy, the Designated Land Use Map in the Growth Policy and the Lakeside Neighborhood Plan.
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?

Bulk and dimensional requirements in the R-2 designation are included to secure safety from fire and other dangers.

- b. Promote public health, public safety and the general welfare?

Bulk and dimensional requirements in the R-2 designation are included to promote public health, safety and general welfare.

- c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

Zoning establishes a land use pattern that is predictable which assist the provision of transportation, water, sewage, schools, parks and other public requirements.

3. Does the proposed amendment consider:

- a. The reasonable provision of adequate light and air?

Bulk and dimensional requirements are in place to preserve the provision of light and air.

- b. The effect on motorized and non-motorized transportation systems?

The width of the roadway and designs of the intersections on Lakeside Boulevard North may not be safe for increased traffic that may occur with high density development.

- c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?

The neighborhood is over 10 miles to the nearest municipality. The unincorporated town of Lakeside is adjacent to the neighborhood. The Lakeside zoning allows higher densities than what is proposed for this neighborhood. However, the area has a small town atmosphere.

- d. The character of the district and its peculiar suitability for particular uses?

The majority of the neighborhood is single family residential.

- e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?

R-2 zoning will ensure the area will remain in a character consistent with the current land use pattern.

4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The neighborhood is over 10 miles to the nearest municipality.

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.

James S. Jenks
Owner/Applicant Signature(s)

7-14-10
Date

Diane E. Jenks
Owner/Applicant Signature(s)

7-14-10
Date

Brent S. Hall
Owner/Applicant Signature(s)

7/14/10
Date

Barbara J. Hall
Owner/Applicant Signature(s)

7/14/10
Date

Phyllis J. Hall
Owner/Applicant Signature(s)

7/14/10
Date

Dwight Schler
Owner/Applicant Signature(s)

7/14/10
Date

JUL 15 2010